



City of El Paso – City Plan Commission Staff Report

Case No: SUSC14-00003 – Montecillo Unit Three Replat C
Application Type: Resubdivision Preliminary
CPC Hearing Date: April 24, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: West of Mesa and South of Castellano
Acreage: .201 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: SCZ (Smartcode; T1)
Proposed Zoning: SCZ (Smartcode; T1)
Nearest Park: Galatzan Park (0.98 mile)
Nearest School: Morehead Middle School (1.02 mile)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: EPT The Venue at Montecillo Apartments, LLC
Applicant: EPT The Venue at Montecillo Apartments, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: SCZ / Vacant
South: SCZ / Vacant
East: SCZ / Vacant
West: SCZ / Vacant

PLAN EL PASO DESIGNATION: G2 Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide .201 acres of vacant land to construct a portion of Vin La Roda Street. This portion is a bridge that will cross over an existing arroyo and provide access to the Montecillo development. This application is being reviewed under Title 21 (SmartCode) and the previously approved Montecillo Regulating Plan.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **denial** of Montecillo Unit Three Replat C on a Resubdivision Preliminary basis. As per Section, 21.30.010.C:

C. Upon rezoning of an area as a SmartCode Zone, all parcels within the zone shall be marked as such on the zoning map of El Paso. *Within the SmartCode Zone, the approved regulating plan and this Title shall become the exclusive and mandatory zoning regulation, and its provisions, as*

altered by approved Warrants, Variances, and Adjustments, and those of the subsequently approved Building Scale Plans, shall be applied in their entirety.

Planning Division Recommendation:

Denial. The proposed development shall comply with the Montecillo Regulating Plan as per Section 21.30.010(C).

City Development Department – Long Range Planning

The Long Range Planning section has reviewed the plat and recommends **Denial**. The following comments shall be addressed by the applicant:

- The cross-section detail for Vin La Roda Street should match that detailed in the Montecillo Regulating Plan, which shows tree wells within the parking lane on the north side of the street.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Label all proposed drainage structures and other improvements.

Parks and Recreation Department

We have reviewed **Montecillo #3 Replat "C"**, a major preliminary plat map which was re-zoned to "SCZ" (Smart Code Zoning) as part of the **Montecillo Development** therefore, not required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

This subdivision application needs to comply with the Smart Code "Civic Space" requirements in accordance with the approved regulating plan.

This development is with-in Park Zone **NW-1**

Nearest park: **Buena Vista**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland /fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

We have reviewed the subdivision described above and provide the following comments:

1. EPWU does not object to this request but EPWU.

Water:

2. There is an existing 12-inch diameter water distribution main, located along Montecillo Boulevard, 35-feet from the east right-of-way line. This 12-inch water main is part of an intermediate pressure.
3. Private water pressure regulating devices will be required at the discharge side the water meter. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

4. The extension of a 12-inch diameter water distribution main is required from the existing 12-inch diameter water distribution main within a dedicated easement.

Sewer:

5. There is an existing 8-inch diameter gravity sewer main, located along Montecillo Boulevard, 50-feet from the west right-of-way line. The sewer main dead-ends at 115-feet south of the intersection of Vin La Roda St. and Montecillo Blvd. as a 12-inch diameter gravity sewer main.
6. The extension of a 12-inch diameter gravity sewer water is required from the existing 12-inch diameter stub-out located at the intersection of Montecillo Blvd. and Vin La Roda St. The sewer main extension must be within a dedicated easement.
7. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County 911 District:

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Application

ATTACHMENT 1

MONTECILLO UNIT THREE REPLAT C

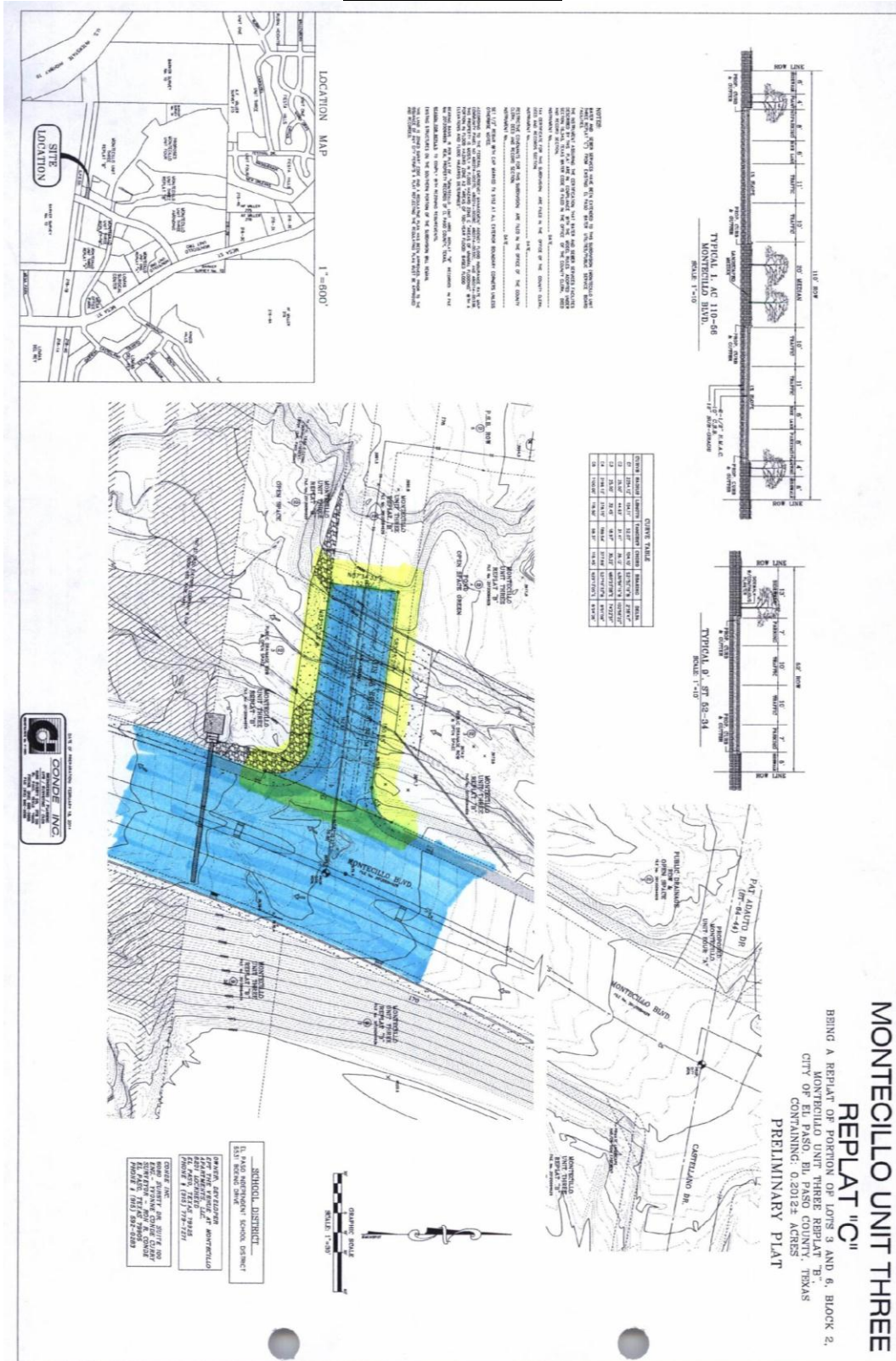


ATTACHMENT 2

MONTECILLO UNIT THREE REPLAT C



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION PRELIMINARY APPROVAL

DATE: March 19, 2014

File No. SUSC14-00003


SUBDIVISION NAME: Montecillo Unit Three Replat "C"

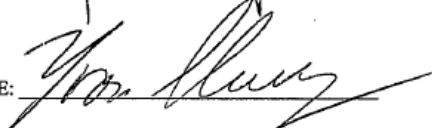
1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a Portion of Lots 3 and 6, Block 2, Montecillo Unit Three Replat "B" City of El Paso, El Paso County, Texas.
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>0.2012</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>0.2012</u>	
3. What is existing zoning of the above described property? Smart Code Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Street to Ponds
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record EPT The Venue at Montecillo Apartments, LLC 8201 Lockheed, El Paso, TX 79925 779-7271
(Name & Address) (Zip) (Phone)
13. Developer EPT The Venue at Montecillo Apartments, LLC 8201 Lockheed, El Paso, TX 79925 779-7271
(Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: N/A

EPT The Venue at Montecillo Apartments, LLC
OWNER SIGNATURE: 

REPRESENTATIVE: 

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**
